

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
ZONING TASKFORCE MEETING HELD ON AUGUST 13, 2007
(Approved September 10, 2007)

The Board of Supervisors held a Zoning Task Force Meeting on Monday, August 13, 2007. Present for the meeting were supervisors W. Atlee Rinehart, Robert F. Preston, Timothy Roland and Rosemarie C. Miller. John Doering, Jr. was not present.

Also in attendance was Township Planner Wayne Grafton of The Grafton Association, Walter Woessner, Vice-Chair, East Coventry Township Planning Commission and N. Lance Parson, Member, East Coventry Township Planning Commission.

An executive session was held at 6:00 p.m. to discuss potential litigation concerning the previous manager.

The zoning taskforce meeting was called to order at 7:22 p.m.

Mr. Rinehart noted an upcoming zoning hearing to be held on September 26, 2007 the same night as the Historical Commission workshop and kindly requested the Historical Commission meet in the conference room.

1. PUBLIC COMMENT

No public comment.

2. ZONING ORDINANCE DISCUSSION/ZONING MAP DISCUSSION

Meeting commenced with review of Article 13. Suggested revisions to Article 13 are as follows:

- Section 1304.J – First word change from ‘No multi-family residential’ to “No multi-family residential unit”
- Section 1304.K – in the first sentence change ‘there’ to ‘they’
- Add a Section 1305.A.1.c to read – ‘On street parallel parking may be permitted if the applicant can demonstrate to the satisfaction of the Board of Supervisors on a limited basis with no impact to emergency vehicles and traffic’
- Section 1305.A.2 – change ‘75%’ to at least ‘76%’
- Section 1305.B.1 – in the last sentence change ‘Parallel Parking Spaces’ to Parallel Paved Parking Spaces’
- Section 1305.C.3 – add ‘where possible’ to the end
- Section 1305.D.1.c – note ADA requirements must be met
- Section 1305.D.3 – change ‘single family of multi family’ to ‘single or multi unit’ and throughout all of this Section, check to see if Section 428 is the correct section to reference
- Section 1305.E – change references to ‘multi-family’ to multi-unit’
- Section 1305.E – Parking Spaces

- Office Uses – change General to 3.0 – Government to 3.5 – Medical to 4.0 and add a space for each employee
- Assisted Living Facility Nursing Home – change to 1 per 2 beds
- Hospital, Sanitarium – change to 1 per 2 beds
- Athletic Fields – change '15.0' to '20.0'
- All Other Active Uses – change '0.1 to '0.75'
- Miniature Golf Courses – change to 2.0 per hole plus 1 per employee of the greatest shift
- Section 1305.H.2 – change “A minimum of four (4)” to ‘A minimum of three (3)’
- Section 1308 – Title to be “Landscape Screening”
- Section 1309.C – change ‘or two-family’ to ‘detached’
- Section 1309.C.2.a – change ‘effective screen’ to ‘landscape screen’
- Section 1309.E.1 – add ‘unless waived by the Board of Supervisors’ to the end
- Section 1311.A – in the second sentence change ‘residential’ to ‘such’ and in the last sentence change ‘standard’ to ‘standards’
- Section 1311.B.2 – change ‘each parking space’ to ‘each off-street parking space’
- Add Section 1311.B.5 - ‘Each new unit shall be provided with separate water supply and sanitary disposal facilities’

Further review of Article 13 will continue at the next Zoning Taskforce Meeting scheduled for August 30, 2007 at 7:00 p.m.

Mr. Parson had left the meeting at 9:00 p.m. and Mr. Roland had left the meeting at 9:30 p.m.

3. ADJOURNMENT

Mr. Preston moved to adjourn the Zoning Taskforce meeting at 9:55 p.m. Mr. Rinehart seconded the motion. The motion carried with a 3-0-0 vote.

Respectfully submitted,

John Doering, Jr.
Township Secretary